



The Well House,
Pump Lane,
Framfield,
East Sussex,
TN22 5RQ



Pump Lane

Occupying a wonderful rural setting with lovely views to both the front and rear, this sympathetically extended semi-detached four bedroom family home has been improved and upgraded with later additions and viewing is highly recommended.

Features

SEMI-DETACHED HOUSE

DOUBLE GLAZING

RURAL LOCATION

4 BEDROOMS 1 WITH EN-SUITE

CALOR GAS CENTRAL HEATING

ATTRACTIVE VIEWS



Description

Occupying an enviable rural location with attractive views to both the front and rear, viewing is essential to appreciate this extended and improved semi-detached four bedroom family home that boasts wonderful reception space with a luxurious kitchen that opens into a family room with bi-fold doors out onto the garden, a large dining area and separate sitting room. There is also a luxurious ground floor shower room, study and utility room whilst to the first floor are four bedrooms, the master with an en-suite, and a family bathroom. The property has double glazing throughout and calor gas central heating. The rooms enjoy wonderful views to both the front and rear and the garden offers a good deal of privacy and with a 3' plunge pool. There is ample parking to the front and the whole is situated in a rural but not isolated location that is within just a short drive of Uckfield with mainline rail connections.

Directions

From the A22 head south, turning left at the Halland roundabout Lewes Road turn left to Easons Green and right into Pump Lane where the property will be found on the right hand side. What3Words:///handle.fidget.syndicate



THE ACCOMMODATION COMPRISES

A covered porch with door to

RECEPTION HALL

11' 5" x 4' 9" (3.48m x 1.45m) with recessed lighting, oak flooring and understairs cupboard.

STUDY

6' 6" x 5' 0" (1.98m x 1.52m) with window to front, meter cupboard, oak flooring.

UTILITY ROOM

6' 6" x 5' 4" (1.98m x 1.63m) with window to side, space and plumbing for appliances, fitted base and wall mounted units with oak working surface and butler sink with mixer tap.

KITCHEN/DINING ROOM

20' 9" x 11' 9" (6.32m x 3.58m) an impressive double aspect room with aluminium bi-fold doors opening out onto the garden. The kitchen has recessed lighting, oak flooring and is fitted with a comprehensive range of base and wall mounted kitchen cabinets incorporating cupboards and drawers with intelligent storage, dishwasher, fridge/freezer, oven and microwave. There is a large area of hardwood working surface incorporating a butler sink with mixer tap and a 4 burner gas hob with extractor fan above. The kitchen opens into the dining area which leads into the

LIVING/FAMILY ROOM

17' 4" x 10' 4" (5.28m x 3.15m) with glazed roof lantern, wide bi-fold doors leading to the garden, inset lighting, oak flooring throughout and wide opening through to

SITTING ROOM

21' 5" x 10' 5" (6.53m x 3.17m) with window to front, oak flooring, attractive feature fireplace with a Yorkstone hearth and oak shelving.

SHOWER ROOM

8' 9" x 6' 0" (2.67m x 1.83m) with recessed lighting, tiled floor, wet room shower area with glazed shower screen, fitted vanity sink unit with concealed cistern wc to side and bonded mirror above, heated towel rail.





MAIN LANDING

with loft access via a pull down loft ladder.

BEDROOM

11' 0" x 8' 6" (3.35m x 2.59m) with window taking in views to the front, cupboard.

BEDROOM

12' 6" x 10' 4" (3.81m x 3.15m) with window taking in views of the garden and beyond.

FAMILY BATHROOM

8' 7" x 6' 4" (2.62m x 1.93m) with Velux window, tiled floor, part tiled walls and fitted with a centre bath with centre taps, vanity sink unit with mixer tap, mirror above and shaver point to side, low level wc and heated towel rail.

MASTER BEDROOM

15' 9" x 12' 3" (4.80m x 3.73m) with large picture window taking in views of the garden and beyond, recessed lighting and door to

EN-SUITE

8' 6" x 4' 0" (2.59m x 1.22m) with obscured window to side, tiled floor and fitted with a large shower cubicle with glazed screen, vanity sink unit with mixer tap, mirror and shaver point above, low level wc with heated towel rail to side.

BEDROOM

12' 3" x 7' 10" (3.73m x 2.39m) with window taking in views to the front.

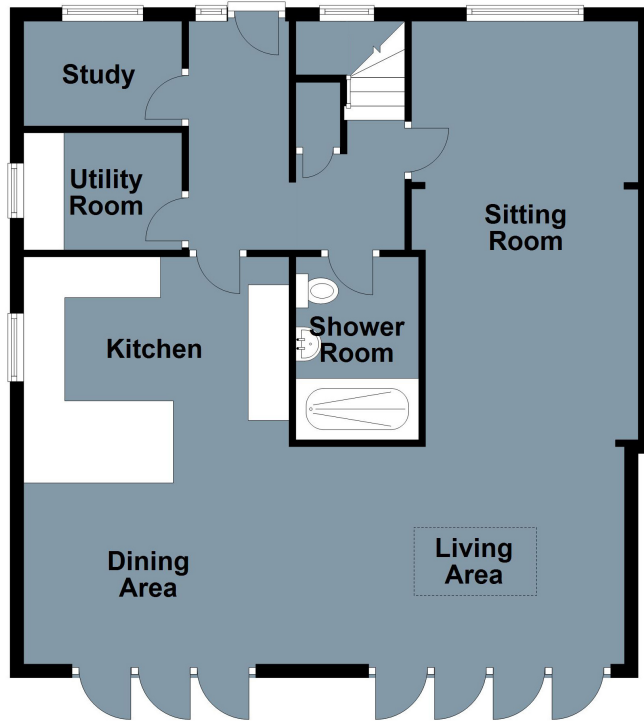
OUTSIDE

The property is approached over two 5 bar gates to an area of gravel parking and turning. To the front is a hedge enclosed garden with areas of lawn and planted borders with external lighting and a capped well. The gardens wrap around the side and rear of the property predominantly laid to lawn and enclosed with mature hedging and incorporate a gravel patio area with planted borders that boast an array of plants, shrubs and specimen trees. There is a large detached timber shed and an out of ground Pool 9' 3" in diameter and a 4' deep plunge pool.



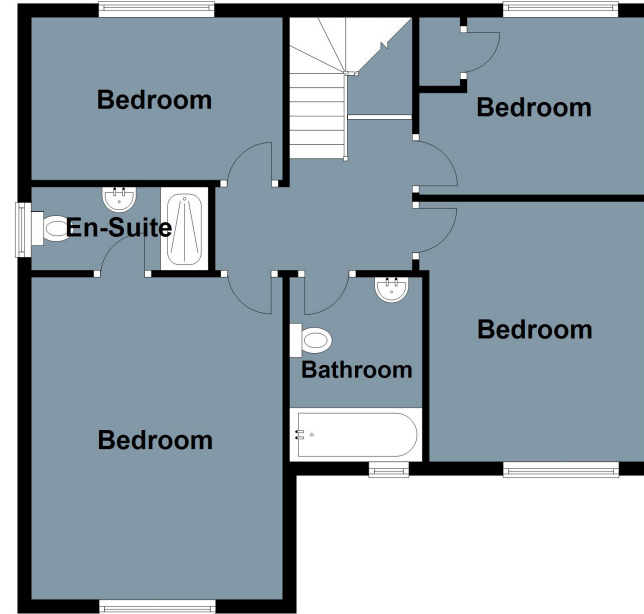
Ground Floor

Approx. 84.4 sq. metres (908.3 sq. feet)



First Floor

Approx. 66.3 sq. metres (713.3 sq. feet)



Total area: approx. 150.6 sq. metres (1621.6 sq. feet)
For illustration purposes only - not to scale

